

Approvals:

Jackson County Development Services
Approval: [Signature] Date: FEBRUARY 26, 2014
Jackson County Planning Director
Planning Action No. SUB 2011-00059\_MJP, ZON 2011-01226, ZON 2011-01228, ZON 2011-00639

Jackson County Surveyor:
Examined and Approved this 14th day of FEBRUARY, 2014.
[Signature] (DEPUTY)

Jackson County Surveyor File No. 21431

Recording:
Filed for record this 4th day of March, 2014 at 10:01 AM
as Partition Plat No. P-9-2014 of the Records of Partition Plats in Jackson County, Oregon,
Index Volume 25, Page 9

Christine D. Walker County Clerk
Jean Shingle Deputy

Tax Statement Approval:

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid
as of March 4, 2014.

[Signature] Deputy 3/4/14
Tax Collector Date

[Signature] Deputy 3/4/2014
Assessor Date

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Daniel J. Boyden, Trustee of the Daniel J. Boyden Trust u/i/d August 17, 1992 the owner of the lands hereon described and I have partitioned the same into parcels and the length of the lines are plainly set forth and that this plat is a correct representation of the partition. We do hereby create and grant easements as shown hereon.

[Signature]
Daniel J. Boyden, Trustee
Daniel J. Boyden Trust u/i/d/ August 17, 1992

State of Oregon )
County of Jackson ) ss

Personally appeared the above named Daniel J. Boyden, Trustee, Daniel J. Boyden Trust u/i/d August 17, 1992 who acknowledged the foregoing to be his voluntary act and deed.

Before me: [Signature] Date: 2/11/2014

Jeannette M. Center, NOTARY PUBLIC-OREGON
Commission No. 922833
My Commission expires: December 03, 2017

I hereby certify that this plat
is an exact copy of the original
[Signature] P.L.S.
Surveyor

PARTITION SURVEY
PARTITION PLAT NO. P-9-2014
JACKSON COUNTY OREGON
LOCATED IN
WEST 1/2 SECTION 1, EAST 1/2 SECTION 2, NORTHEAST 1/4 SECTION 11
AND THE NORTHWEST 1/4 SECTION 12
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON
FOR
DANIEL J. BOYDEN, TRUSTEE OF THE DANIEL J. BOYDEN TRUST u/i/d AUGUST 17, 1992
AND
FINEVIEW FARM LLC, AN OREGON LIMITED LIABILITY COMPANY
P.O. BOX 337
JACKSONVILLE, OR 97530
DATE: JANUARY 23, 2014

Surveyor's Certificate

I, Harold L. Center, duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Beginning at the Quarter corner on the North line of Section 1, Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon; thence South 15°15' West 7210.44 feet; thence North 77°47' West 1616.47 feet to a point on the West line of Donation Land Claim No. 49 in said Township and Range; thence along said claim line, North 0°11' East 5159.20 feet to the Southeast corner of Lot 1 in Section 2, said Township and Range; thence West along the South line of said lot, a distance of 495.00 feet to the Southwest corner thereof; thence North 0°02'37" West along the West line of said lot, a distance of 1455.30 feet to the Northwest corner thereof; thence East along the North line of Sections 1 and 2 in said Township and Range, a distance of 3956.04 feet to the point of beginning. EXCEPTING THEREFROM: Commencing at the Northeast corner of Donation Land Claim No. 48, (Initial Point) Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon, thence South 0°00'50" East along the East line of said claim, 724.9 feet, to a 1 inch diameter galvanized iron pipe; thence South 78°02'48" East, 1614.77 feet (record South 77°58'30" East 1614.60 feet) along the line described in Document No. 69-05569, Official Records, Jackson County, Oregon, to a 5/8 inch diameter iron pin; thence North 15°15'52" East 613.80 feet (record North 15°14'00" East 615.79 feet) to a 1 inch diameter galvanized iron pipe, the true point of beginning; thence North 74°44'08" West 100.00 feet to a 5/8 inch diameter iron pin; thence South 15°15'52" West 460.00 feet to a 5/8 inch diameter iron pin; thence South 74°44'08" East 100.00 feet to a 5/8 inch diameter iron pin; thence North 15°15'52" East 460.00 feet to the point of beginning. TOGETHER WITH and/or EXCEPTING THEREFROM the respective portions set forth in Boundary Line Agreement, including the terms and provisions thereof, recorded as Document No 69-05569, and Document No. 79-21341, Official Records, Jackson County, Oregon.

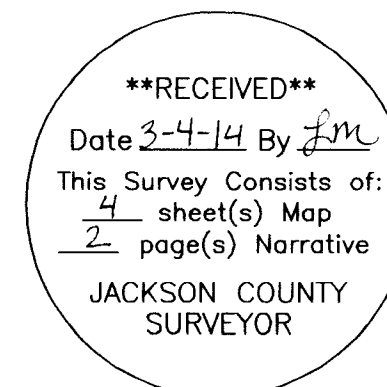
[Signature] P.L.S. JANUARY 23, 2014
HAROLD L. CENTER, P.L.S. Date

SHEET INDEX

Survey Narrative To Comply With Paragraph 209.250
Oregon Revised Statutes

Narrative in attached document.

- Sheet 1 - Signature Page, Declaration, and Surveyors Certificate
Sheet 2 - Parcels 1 and 2 Boundaries
Sheet 3 - Private Road Extension
Sheet 4 - Exterior Boundary Parcel 3
Attached Narrative and Affidavit



SURVEYOR
HAROLD L. CENTER
2604 David Lane
Medford, OR 97504
Phone 541-535-6108
Oregon Certificate No. 1071

Renews: 12-31-15

21431

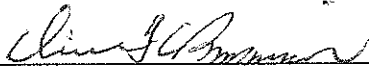
AFFIDAVIT

I, Otis F. Blankenship, 5263 Griffin Lane, Medford, Oregon 97501 first being duly sworn do hereby state that I have personal knowledge of the fence situated along the westerly boundary of the property currently identified as Jackson County Assessors Tax Lot 1200, Map Number 39 1E 02 and Tax Lot 2200, Map Number 39 1E 11.

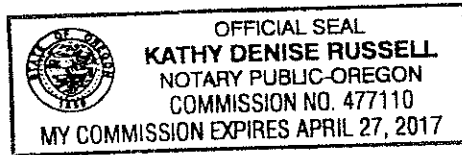
From 1969 to the present date I worked in different capacities for Mark E. and Joan Boyden, and more recently for Daniel J. Boyden, the owners of the above referenced tax lots. From 1971 to the present date, I have personal knowledge of the location of the fence situated along the westerly boundary of the property. Originally the fence was constructed of hand split wood fence posts with woven fabric fence on the bottom and one or more strands barbed wire attached to the top of the posts. Over the years metal posts have been installed to replace the wood posts.

The location and alignment of the fence has been in the current location from 1970 to the present time. My understanding from Mark E. Boyden is that the fence marked the property line pursuant to an officially recorded agreement.

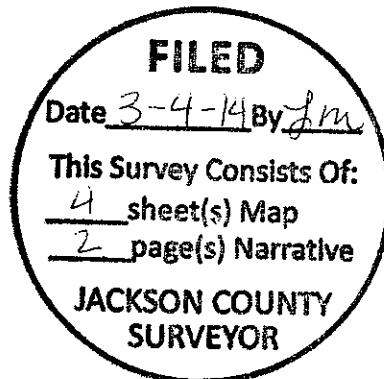
Dated this 20 day of January, 2014

  
Otis F. Blankenship  
5263 Griffin Lane  
Medford, Oregon 97501

On this 20<sup>th</sup> day of January, 2014 personally appeared the above named Otis F. Blankenship and acknowledged the foregoing instrument to be his voluntary act and deed.



  
Notary Public - State of Oregon



21431

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

Survey For:

Daniel J. Boyden Trust u/i/d August 17, 1992

Daniel J. Boyden, Trustee

P.O. Box 337

Jacksonville, OR 97530

And

Fineview Farm LLC

Daniel J. Boyden, Member

P.O. Box 337

Jacksonville, OR 97530

Location:

West 1/2 Section 1, East 1/2 Section 2, Northeast 1/4 Section 11 and the Northwest 1/4 Section 12,  
Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon

Purpose:

To survey and monument the parcels (non-farm) according to clients direction and approved planning actions by the Jackson County Development Services, reference file No.SUB-2011-00059\_MJP, ZON 2011-01226, ZON 2011-01228 and to describe the centerline of private roads reference file No. ZON 2011-00639.

Procedure:

I began this survey with the recovery of survey points from filed surveys No. 4016 and 20809 and establish control points as needed. I then located the alignment of the extension of Majestic Lane (private road) and Spur B as shown.

The boundaries of Parcels 1 and 2 were established using a line parallel to the centerline of Majestic Lane along the North and East lines, southerly line was located as directed by my client and the existing fence line (wood posts) as described within Boundary Line Agreement Document 79-21341 was held along the West line. An affidavit from Mr. Otis F. Blankenship, long time employee of my client and previous owners is attached. The affidavit is supporting evidence, documenting the location of the fence from the 1979 date of the Boundary Line Agreement to the date of this survey.

Basis of Bearing: Survey No. 4016, 20809

Equipment utilized in this survey: Nikon DTM 520 Electronic Total Station and related equipment.

Date of Survey: January 23, 2014

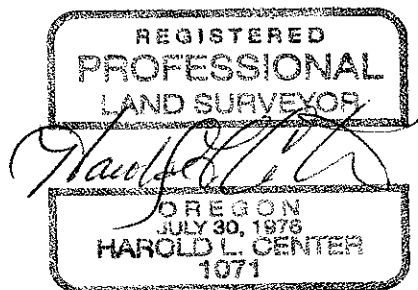
Surveyor:

HAROLD L. CENTER, P.L.S.

Oregon Certificate No. 1071

2604 David Lane

Medford, OR. 97504



Renews: 12/31/15

PARTITION SURVEY  
PARTITION PLAT NO. P-9-2014  
JACKSON COUNTY OREGON  
LOCATED IN

WEST 1/2 SECTION 1, EAST 1/2 SECTION 2, NORTHEAST 1/4 SECTION 11  
AND THE NORTHWEST 1/4 SECTION 12  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTER MERIDIAN  
JACKSON COUNTY, OREGON

FOR  
DANIEL J. BOYDEN, TRUSTEE OF THE DANIEL J. BOYDEN TRUST u/i/d AUGUST 17, 1992  
AND  
FINEVIEW FARM LLC AN OREGON LIMITED LIABILITY COMPANY  
P.O. BOX 337  
JACKSONVILLE, OR 97530

MAJESTIC LANE EXTENSION

22+99.07	N25°38'53"W, 36.30'
23+35.37	L-439.89' R-470.00' CR LC-N01°09'51"E, 424.00'
27+75.26	N27°58'34"E, 154.74'
29+30.00	L-313.85' R-445.00' CL LC-N7°46'15"E, 307.39'
32+43.85	N12°26'03"W, 24.60'
32+68.45	L-293.45' R-850.00' CL LC-N22°19'28"W, 281.99'
35+61.90	N32°12'53"W, 71.23'
36+33.13	L-256.42' R-550.00' CL LC-N45°34'14"W, 254.10'
38+89.55	N58°55'36"W, 635.04'
45+24.59	L-411.75' R-400.00' CR LC-N29°26'15"W, 393.81'
49+36.34	N0°03'06"E, 998.26'
59+34.60	L-174.24' R-300.00' CR LC-N16°41'25"E, 171.80'
61+08.84	N33°19'45"E, 221.73'
63+30.57	L-327.27' R-300.00' CR LC-N64°34'54"E, 311.29'
66+57.84	N84°09'56"E, 353.09'
70+10.93	L-569.56' R-800.00' CL LC-N75°26'20"E, 557.60'
75+80.49	N55°02'35"E, 804.98'
83+85.47	N54°05'37"E, 50.94'
84+36.41	N26°18'08"E, 43.09'
84+79.50	N2°06'10"W, 89.00'
85+68.50	N44°06'10"W, 34.71'
86+03.21	N38°18'55"W, 56.15'
86+59.36	N28°53'47"W, 86.54'
87+45.90	N35°34'31"W, 55.84'
88+01.74	N48°12'12"W, 59.46'
88+61.20	N56°28'04"W, 90.69'
89+51.89	N61°41'32"W, 120.58'
90+72.47	N56°36'11"W, 130.54'
92+03.01	N45°46'26"W, 51.20'
92+54.21	N30°49'14"W, 63.21'
93+17.42	N28°18'08"W, 148.83'
94+66.25	N28°14'32"W, 113.15'
95+79.40	N25°55'01"W, 114.91'
96+94.31	N35°03'49"W, 105.59'
97+99.90	N36°10'17"W, 85.87'
98+85.77	N51°55'47"W, 97.05'
99+82.82	N32°24'58"W, 76.18'
100+59.00	N12°28'20"W, 58.64'
101+17.64	N12°58'08"E, 79.29'
101+96.93	

MAJESTIC LANE 'B' SPUR

0+00.00=31+00.00	N71°52'58"E, 49.00'
0+49.00	N76°14'04"E, 102.72'
1+51.72	N84°19'26"E, 51.70'
2+03.42	S79°06'47"E, 51.66'
2+55.08	S61°46'06"E, 69.02'
3+24.10	S55°36'20"E, 106.58'
4+30.68	S56°57'57"E, 76.68'
5+07.36	N67°24'34"E, 62.70'
5+70.06	N64°38'10"E, 124.13'
6+94.19	N56°23'07"E, 47.43'
7+41.62	N31°45'43"E, 59.19'
8+00.81	N15°22'07"E, 194.25'
9+95.06	N15°08'01"E, 212.50'
12+07.56	N15°11'48"E, 280.79'
14+88.35	N15°26'29"E, 222.85'
17+11.20	N14°05'28"W, 105.41'
18+16.61	N3°37'06"E, 67.33'
18+83.94	N7°16'37"W, 101.26'
19+85.20	

Point of Beginning  
For Boundary Line  
Agreement 79-21341

Found J.C.S.  
Brass cap  
T.38S., R.1E.  
(S89°45'55"W)  
(1324.77')

35 | 36  
2 | 1  
T.39S., R.1E.  
(North Line Sec. 1 and 2-3956.04')  
(2631.27+/-)

End Majestic Lane  
Vehicle Turn-around  
Sta. 101+96.93  
Bears S15°47'14"E 1294.40'  
From 35/36/2/1 Sec. Cor.

California Oregon  
Power Co.  
Vol. 167, Pg. 493  
Vol. 280, Pg. 38

Vehicle Turn-around  
Sta. 83+85.47

Centerline  
Majestic Lane

Vehicle Turn-around  
Sta. 75+80

Centerline Majestic Lane

Vehicle Turn-around  
Sta. 53+00

Talent Irrigation  
District Canal  
Easement Vol. 143, Pg. 583

Parcel 3  
395.20+/- Acres  
Unsurveyed

Parcel 1  
5.05 Ac.

Parcel 2  
5.64 Ac.

See Sheet 2  
For Detail of  
Parcels 1 & 2

Initial Point  
NE Corner  
DLC No. 48

S0°01'29"E  
726.12'  
(S0°00'50"E)  
(724.90')

S78°02'48"E-414.60'  
(S78°02'48"E-414.60')

Sta. POT 22.99.07  
See Sheet 3 For Details

Begin 'B' Spur  
Sta. 30+00.00  
Vehicle Turn-around

Vehicle Turn-around  
Sta. 42+50

Spur 'B'  
Majestic Lane

Vehicle Turn-around  
Sta. 42+50

Vehicle Turn-around  
Sta. 42+50

Vehicle Turn-around  
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Vehicle Turn-around  
Sta. 42+50

Vehicle Turn-around  
Sta. 42+50

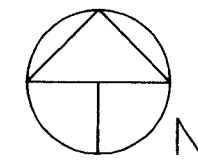
Vehicle Turn-around  
Sta. 42+50

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Sta. 42+50

Vehicle Turn-around  
Sta. 42+50



0 250 500 750 1000

Scale 1" = 500'

Date: January 23, 2014

Basis of Bearings: SN 4016 & 20809

LEGEND

- Found Jackson County Surveyor Monument and References
- Found 1" Dia. Iron Pipe, Survey No. 4016, 4339
- Found 5/8" Dia., 24" Long Iron Pin With Yellow Plastic Cap Marked: "CENTER + LS 1071" - Unless Otherwise Noted
- △ Projected or computed Point - No Monument Found or Set
- ( ) Denotes Deed or Record Survey Data
- Denotes Property Line Not Determined This Survey
- Denotes Overhead Power Lines/Poles Easement
- TA Denotes Vehicle Turn-around
- Denotes Centerline of Private Road

Note - All road segments identified and referenced hereon collectively constitute a single private road with the name Majestic Lane. Any reference to individual segments is for mapping purposes only.

I hereby certify that this plat  
is an exact copy of the original  
*Harold L. Center, P.L.S.*  
Surveyor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 30, 1976  
HAROLD L. CENTER  
1071

Renews: 12-31-15

SURVEYOR

HAROLD L. CENTER  
2604 David Lane  
Medford, OR 97504  
Phone 541-535-6108  
Oregon Certificate No. 1071

\*\*RECEIVED\*\*

Date 3-4-14 By *JML*

This Survey Consists of:

4 sheet(s) Map

2 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

39 1E 11 TAX LOT 2200 39 1E 1 TAX LOT 200  
39 1E 12 TAX LOT 1500 39 1E 2 TAX LOT 1200

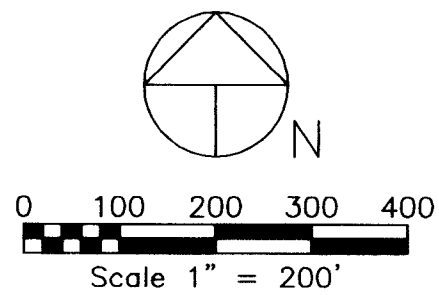
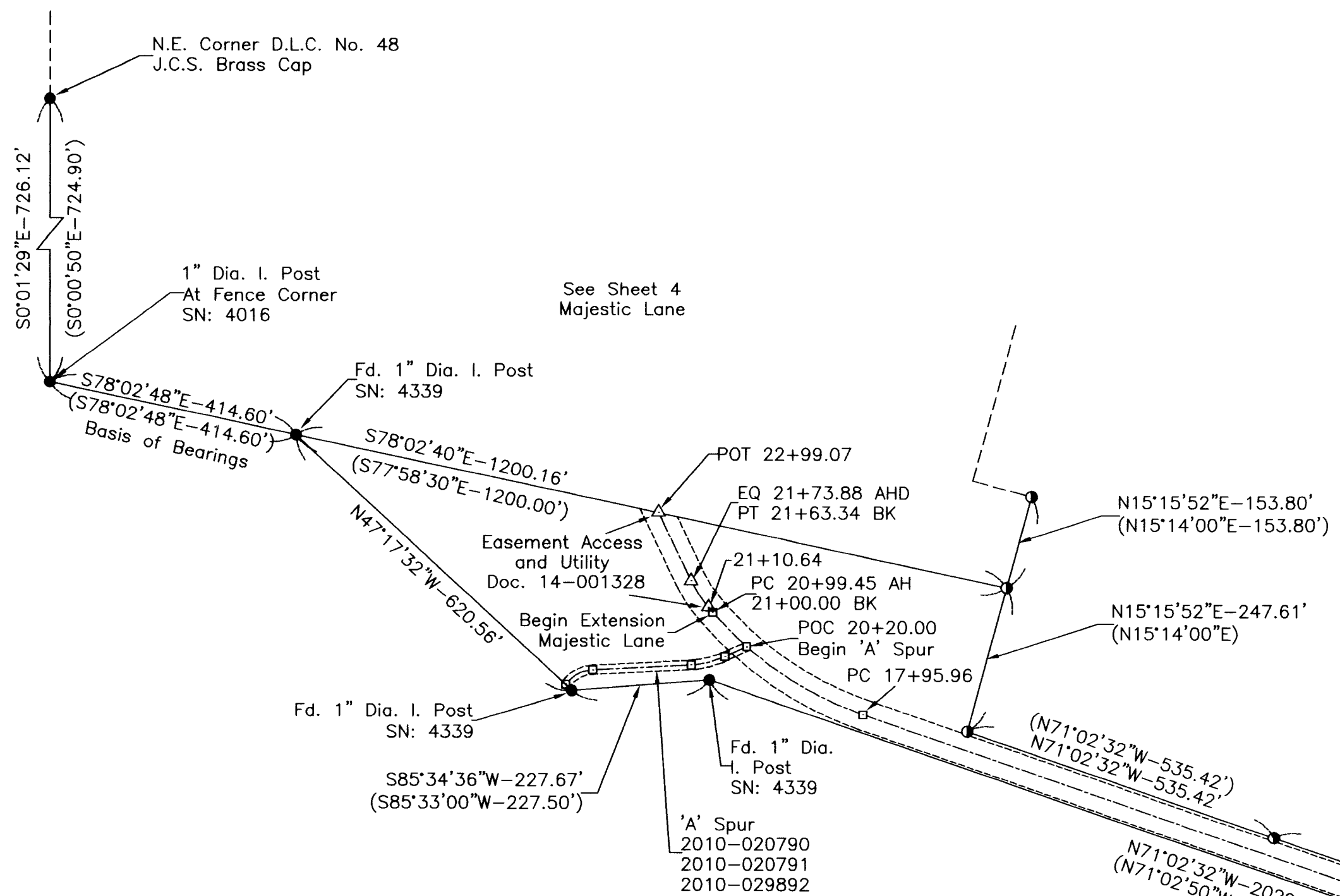
PARTITION SURVEY  
 PARTITION PLAT NO. **P-9-2014**  
 JACKSON COUNTY OREGON

LOCATED IN  
 WEST 1/2 SECTION 1, EAST 1/2 SECTION 2, NORTHEAST 1/4 SECTION 11,  
 AND THE NORTHWEST 1/4 SECTION 12  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 JACKSON COUNTY, OREGON

FOR  
 DANIEL J. BOYDEN, TRUSTEE OF THE DANIEL J. BOYDEN TRUST u/i/d AUGUST 17, 1992  
 AND  
 FINEVIEW FARM LLC AN OREGON LIMITED LIABILITY COMPANY  
 P.O. BOX 337  
 JACKSONVILLE, OR 97530

LEGEND

- Found Monument As Noted
- Found Monument 5/8" Dia. x 24" Long Iron Pin With Metal Cap Marked: "CENTER + LS 1071", SN 20809
- Found Monument 5/8" Dia. x 24" Long Iron Pin With Yellow Plastic Cap Marked "CENTER + LS 1071" 6" Below Road Surface, Unless Otherwise Noted, SN 20809
- △ Computed Point - No Monument Found or Set
- SN Denotes Jackson County Surveyor File Survey Number
- ( ) Denotes Deed or Property Survey Record Data
- TA Denotes Vehicle Turn-around
- Denotes Centerline Private Road



Basis of Bearings - Filed Survey No. 4016 & 20809  
 Date: January 23, 2014

Majestic Lane  
 Centerline

0+16.79	N71°02'32"W	1779.17'
17+95.96 PC	Delta = 30°17'46"	Radius = 575.00' C.R.
	Length = 304.04	
21+00.00 PT*-BK		
EQ 20+99.45 PT-AHD		
21+10.64 PC	N40°44'46"W-11.19'	
	Delta = 15°05'53"	Radius = 200.00' C.R.
	Length = 52.70'	
21+63.34 PT-BK		
EQ 21+73.88 PT-AHD		
22+99.07 POT	N25°38'53"W-125.19'	
	North Line Tax Lot 322	

Notes

EQ Sta. 21+00.00 PT BK 20+99.45 PT AHD  
 Begin Extension of Majestic Lane, reference  
 ZON2011-00639. Point bears South 1103.06'  
 and East 1093.38' from NE Corner DLC No. 48.

All road segments identified and referenced hereon  
 collectively constitute a single private road with the  
 name Majestic Lane. Any reference to individual  
 segments is for mapping purposes only.



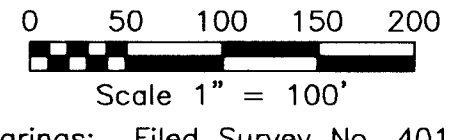
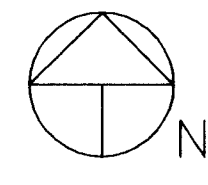
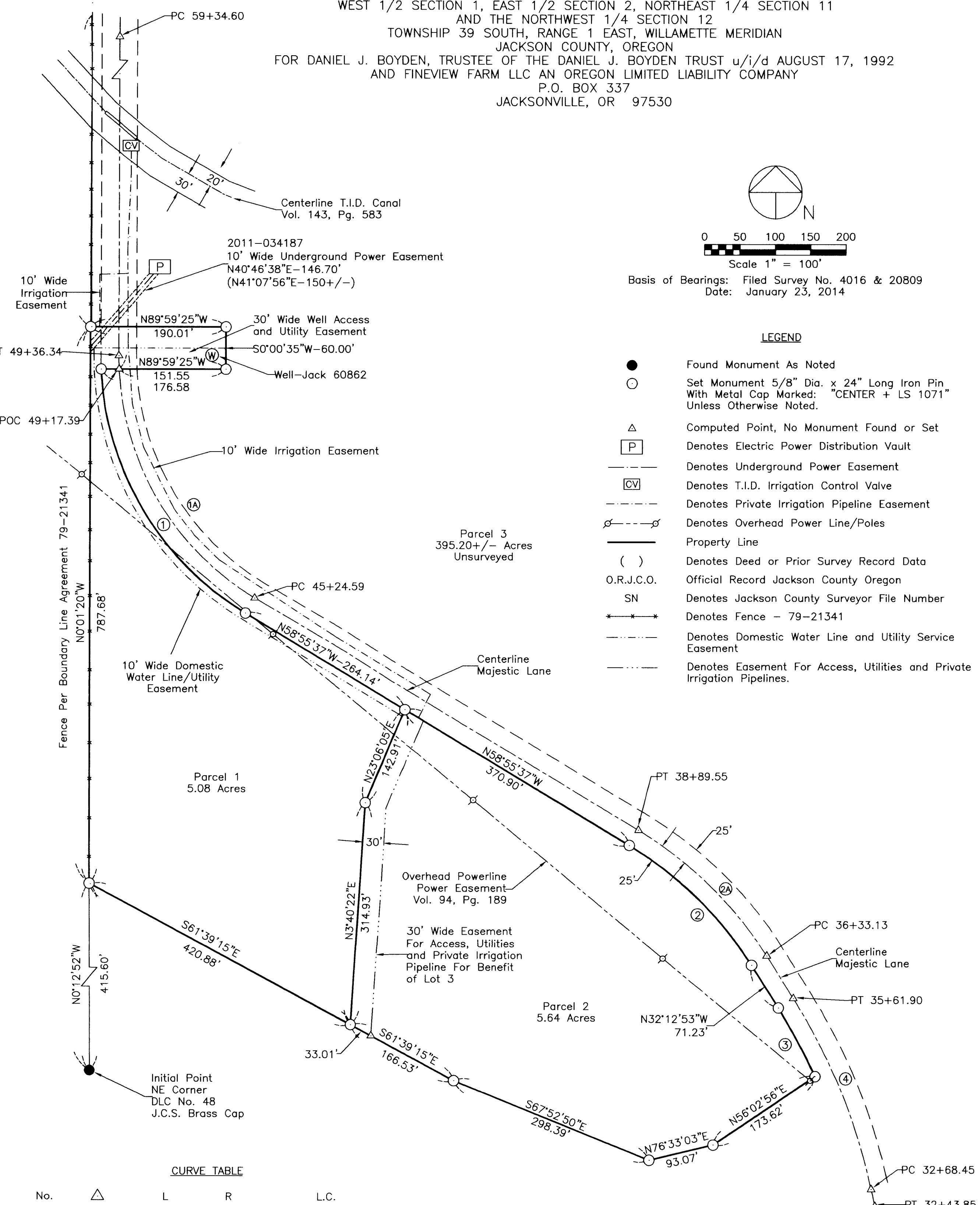
SURVEYOR

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 Phone 541-535-6108  
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 Surveyor

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PARTITION PLAT NO. P-9-2014  
JACKSON COUNTY, OREGON

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JACKSON COUNTY, OREGON  
FOR DANIEL J. BOYDEN, TRUSTEE OF THE DANIEL J. BOYDEN TRUST u/i/d AUGUST 17, 1992  
AND FINEVIEW FARM LLC AN OREGON LIMITED LIABILITY COMPANY  
P.O. BOX 337  
JACKSONVILLE, OR 97530



Basis of Bearings: Filed Survey No. 4016 & 20809  
Date: January 23, 2014

LEGEND

- Found Monument As Noted
- Set Monument 5/8" Dia. x 24" Long Iron Pin With Metal Cap Marked: "CENTER + LS 1071" Unless Otherwise Noted.
- △ Computed Point, No Monument Found or Set
- [P] Denotes Electric Power Distribution Vault
- Denotes Underground Power Easement
- [CV] Denotes T.I.D. Irrigation Control Valve
- - - - Denotes Private Irrigation Pipeline Easement
- ⊕ - - - - Denotes Overhead Power Line/Poles
- Property Line
- ( ) Denotes Deed or Prior Survey Record Data
- O.R.J.C.O. Official Record Jackson County Oregon
- SN Denotes Jackson County Surveyor File Number
- \* - - - \* Denotes Fence - 79-21341
- - - - Denotes Domestic Water Line and Utility Service Easement
- - - - Denotes Easement For Access, Utilities and Private Irrigation Pipelines.

CURVE TABLE

No.	△	L	R	L.C.
1		418.53	425.00	N30°42'55"W-401.82
1A		392.80	400.00	N30°47'38"W-377.21
2		244.76	525.00	N45°34'14"W-242.55
2A		256.42	550.00	N45°34'14"W-254.11
3		110.39	825.00	N28°22'53"W-110.31
4		293.45	850.00	N22°19'28"W-291.99

I hereby certify that this plat  
is an exact copy of the original.  
*Harold L. Center*  
Surveyor

**\*\*RECEIVED\*\***  
Date 3-4-14 By LM  
This Survey Consists of:  
4 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Harold L. Center*  
OREGON  
JULY 30, 1976  
HAROLD L. CENTER  
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SURVEYOR  
HAROLD L. CENTER  
2604 David Lane  
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Phone 541-535-6108  
Oregon Certificate No. 1071

Renews: 12-31-15

Project: Boyden

39 1E 1 200 39 1E 11 2200  
39 1E 2 1200 39 1E 12 1500, 322